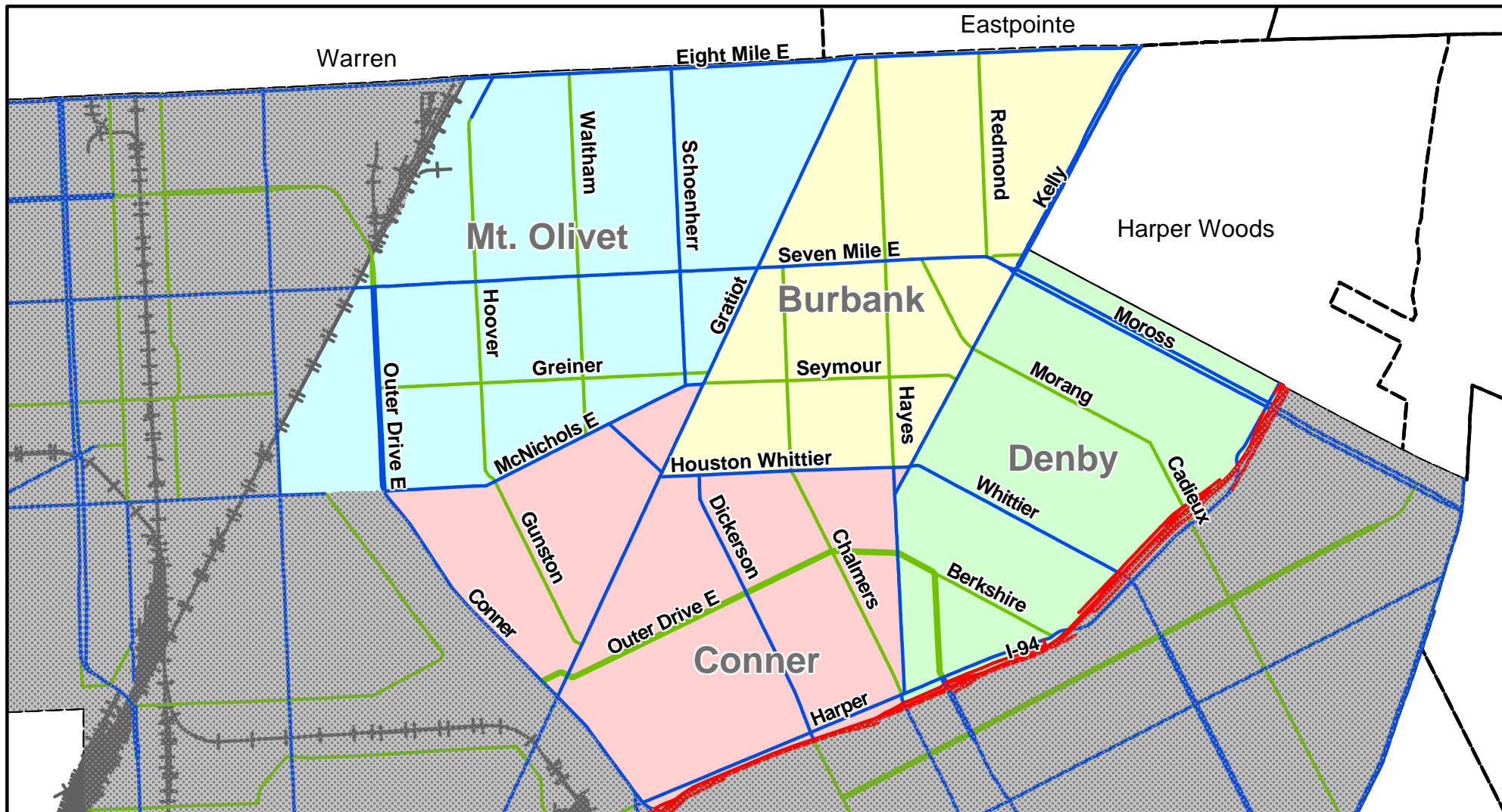


Cluster 2

Introduction

Cluster 2 is generally bounded by the East Pointe and Warren city limits to the north, the Ford Freeway (I-94) to the south, Conner and the Canadian National Railroad to the west, and the Harper Woods city limits to the east. The cluster consists of four neighborhood areas: Burbank, Conner, Denby and Mt. Olivet. Several major entities lie just outside the area, but influence the cluster, including Detroit City Airport, Chandler Park, and the Eastland Shopping Center in Harper Woods.

The cluster is primarily a residential district, predominantly of single-family homes. Sixty percent of the homes were built between 1935 and 1954. Cluster 2 enjoys the distinction of being the single cluster to have gained population between 1990 and 2000. In addition to this growth, the total population is higher than in any other cluster. The percentage of youths is the highest in the City.



Map 2A

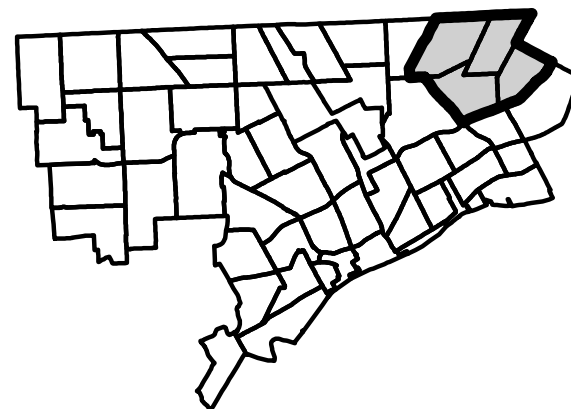
City of Detroit
Master Plan of
Policies

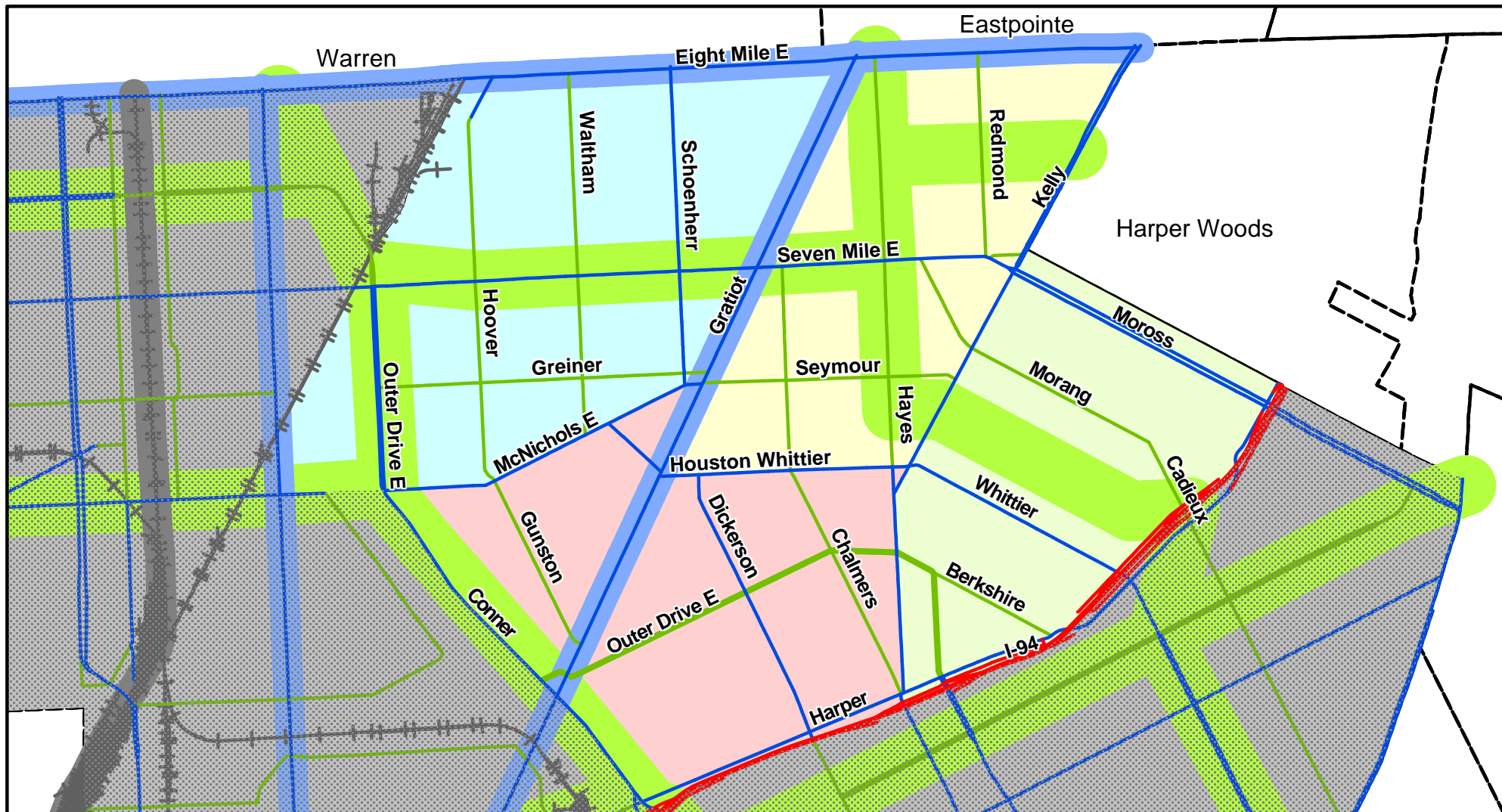
Neighborhood Cluster 2



Neighborhood Index

Burbank
Conner
Denby
Mt. Olivet










Map 2B

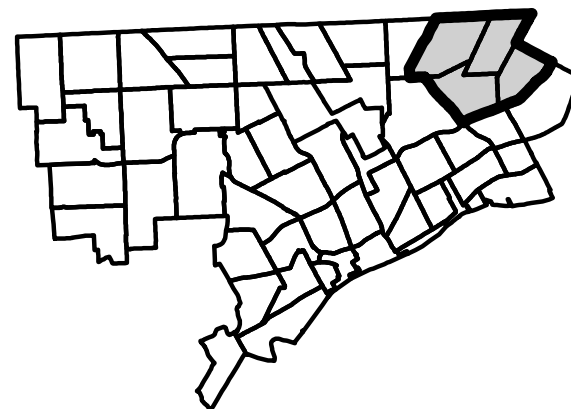
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 2



Transportation Network

-  Major Street
-  Secondary Street
-  Mass Transit Route
-  Passenger Rail
-  Non-Motorized Route - Conceptual



2000 Census - Demographic Profile



Neighborhood Cluster

2

Total Population

116,751

1990 Population

116,277

1990 to 2000 Change

474

Percent Change

0.41%

Race

White Only

10,769

9.22%

Black or African American
Only

101,123

86.61%

American Indian and Alaska
Native Only

262

0.22%

Asian Only

2,294

1.96%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

273

0.23%

Two or More Races

2,030

1.74%

Hispanic Origin

Hispanic Origin (Any Race)

776

0.66%

1990 Hispanic Origin

1,126

1990 to 2000 Change

-350

Percent Change

-31.08%

Gender

Male

54,468

46.65%

Female

62,283

53.35%

Educational Attainment

Population 25 or older

60,010

51.40%

HS Graduate or Higher

42,353

70.58%

Assoc. Degree or Higher

7,115

11.86%

Age

Youth Population
(Under 18 Years Old)

44,992

38.54%

1990 Youth Population

40,555

1990 to 2000 Change

4,437

Percent Change

10.94%

0 to 4 Years Old

10,665

9.13%

5 to 10 Years Old

17,290

14.81%

11 to 13 Years Old

8,094

6.93%

14 to 17 Years Old

8,943

7.66%

18 to 24 Years Old

11,749

10.06%

25 to 44 Years Old

35,526

30.43%

45 to 64 Years Old

18,466

15.82%

65 Years Old and Older

6,018

5.15%

Households

Households

35,832

Average Household Size

3.25

Population in Group Quarters

392

0.34%

Population in Households

116,359

Family Households

27,088

75.60%

Married Couple Family

11,359

41.93%

Female Householder Family

13,365

49.34%

One Person Households

7,210

20.12%

Housing Units

Housing Units

38,996

1990 Housing Units

41,458

1990 to 2000 Change

-2,462

Percent Change

-5.94%

Vacant Housing Units

3,177

8.15%

Occupied Housing Units

35,819

91.85%

Owner Occupied

22,891

63.91%

Renter Occupied

12,928

36.09%

Housing Value

Owner Occupied Units

21,302

Less Than \$15,000

432

2.03%

\$15,000 to \$29,999

1,554

7.30%

\$30,000 to \$49,999

3,872

18.18%

\$50,000 to \$69,999

6,444

30.25%

\$70,000 to \$99,999

7,836

36.79%

\$100,000 to \$199,999

1,090

5.12%

\$200,000 or More

74

0.35%

Household Income

Less Than \$10,000

5,373

14.99%

\$10,000 to \$14,999

2,659

7.42%

\$15,000 to \$24,999

5,723

15.97%

\$25,000 to \$34,999

4,993

13.93%

\$35,000 to \$49,999

5,796

16.18%

\$50,000 to \$74,999

6,388

17.83%

\$75,000 or More

4,900

13.67%